

ADDITIONAL INFORMATION SHEET:

Pursuant to section 66434.2 of the subdivision map act, this map sheet is provided for informational purposes only, describing conditions as of the date of filing, and is not intended to affect record title interest. The additional information shown on this map sheet may be derived from public records or reports and does not imply the correctness or sufficiency of those records or reports by the preparer of this sheet.

NOTES

1. Conditions of map approval governing the lots created by this parcel map are recorded as Instrument No. 2007004644 of official records, County of Mono, on July 2, 2007. If any inconsistencies exist between the requirements set forth in these documents, the more restrictive shall apply.

2. At the time of recordation of this map, there are no water or sewer improvements serving Parcels 2 or 3. Prior to issuance of any building permit for these Parcels, those water and sewer improvements must be made.

**THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT OR IMPROVEMENT PERMIT:**

24. This project proposed no grading as a part of the subdivision. No grading may occur on any of the parcels until a site development plan is approved by the Town and the necessary permits are obtained in accordance with the municipal code.

25. The applicant shall construct the water and sewer improvements as shown on the tentative parcel map. Improvement plans, specifications and cost estimates shall be prepared and submitted to Mammoth Community Water District for their review and approval and the necessary permits obtained. The improvement plans shall be submitted to the Town for review and approval and a permit in accordance with the municipal code shall be obtained from the Town. No work may be started until an improvement plan has been approved by the Town Engineer.

26. An encroachment permit or a letter of exemption shall be obtained from the engineering services division of the Town prior to construction within the public right of way in accordance with Chapter 12.04 of the municipal code. No work within Town right of way shall be commenced until a traffic control plan has been approved by the engineering services division of the Town.

27. Final improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.

28. Prior to approval of the improvement plans, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right of way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Town Engineer for review and approval.

29. The applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board, in accordance with Board requirements.

30. The project shall comply with the Guidelines for Erosion Control in the Mammoth Area. Prior to issuance of an improvement permit, the applicant shall obtain any required written clearance from the California Regional Water Quality Control Board, Lahontan District, and provide a copy to the public works department, engineering services division of the Town, or provide evidence that the Board has issued a written waiver.

31. All export and spoil shall be taken to, and all import shall be taken from a permitted site, which shall be identified at the time of permit issuance. The applicant shall prepare a haul route, subject to the approval of the Town Engineer prior to the import of material for the site.

32. A Pre-construction meeting shall be held on-site prior to start of any work and any land disturbance. A tree removal plan shall be approved prior to any land disturbance and the issuance of a permit for the sewer or water lines. The applicant shall obtain the necessary Timber Harvest Permit, or a letter of exception, prior to any tree removal. The plans shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, any work shall not disturb existing understory vegetation or retained trees. Work shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

PARCEL MAP NO. 36-218

IN THE TOWN OF MAMMOTH LAKES,
MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOTS 24 AND 25 OF MAMMOTH PARK
SUBDIVISION, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF
MONO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 5 OF MAPS,
PAGES 11 AND 11A IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

GROSS AREA 0.66 ACRES

SHEET 3 OF 3

